

# Cove Lake State Park

110 Cove Lake Lane  
Caryville TN 37714

## Park Office and Bidon Shop renovation

### A. General

The contractor will be responsible for all labor, materials, and equipment necessary for this project at Cove Lake State Park. All work is to be done in accordance with the latest industry standards. Any deviations from this scope of work will be executed only after written approval is received. The contractor will be responsible for the safety and security of the site during this project. The contractor will use barriers where necessary. The contractor will be responsible for notifying park staff at the end of each day before leaving to ensure the site is secure. All containers and debris will be removed and disposed of off state property. **The contractor is to visit site to obtain accurate measurements. This project must be completed by April 4<sup>th</sup>, 2022.**

### B. Existing

The Park Office and Bidon Shop are original buildings to the park. The exterior paint of both structures is starting to deteriorate. The windows on the Park Office are not Energy Star Certified and there is minimal insulation in the attic area. This project is needed for these structures to remain usable and to decrease the energy cost of the Park Office.

### C. Scope

1. The contractor will remove all guttering.
2. The contractor will pressure wash both buildings and the rock wall in the storage area.
3. The contractor will repair any holes on the building and soffit with like materials.
4. The contractor will replace all windows on the Park Office only. The contractor must repair any deteriorated wood around window openings.

5. The contractor will remove old bay window and roof.
  - A. The contractor will frame the bay window area with the existing foundation. This will be framed to accept three individual window units.
  - B. The contractor will frame a standard roof over the bay window area and finish the roof with copper roofing. All counter flashing will be copper.
  - C. The contractor will install three new windows in the framed bay window unit.
  - D. The contractor will install fiber cement lap siding, and fiber cement trim on the exterior of the bay window.
  - E. The contractor will finish the interior of the bay area to match existing.
6. The contractor will replace all aluminum columns on the porches with a natural cedar log post. The post must be treated with a clear sealer to repel water.
7. The contractor will prepare both buildings and the rock walls for new paint. The paint manufacture recommendations for preparation must be followed.
8. The contractor will install two electrical boxes with covers in the soffit of the office where the electrical wires are hanging out.
9. The contractor will paint both buildings. This includes the soffit, fascia metal, exterior doors and rock walls connecting both structures. The two main doors of the office will be painted inside also.
10. The contractor will install new half round gutters with leaf guards on both buildings. These will be installed everywhere the gutters was removed. The downspouts will be connected to the existing drain lines and splash blocks.
11. The contractor will install new board and batten shutters on all single windows on the Park Office. The two small windows will not have shutters.
12. The contractor will install blown in fiberglass insulation in the attic of the Park Office only. The depth of the insulation must be as close to R-38 depth as possible.

**D. Materials (all materials must be approved before installation)**

1. Window (must be Energy Star certified for the North-Central Climate Zone) – tan, single hung with grids, 2 small windows will be picture windows with grids

Acceptable Brands- Wincore, Anderson, (or equal)

2. Shutters- Z style Board and Batten cedar with a clear sealer, 15 inches wide Installed on each side of all windows on Park Office excluding Bay Window, triple window and 2 small windows

Acceptable Brands- Design Craft Millworks, (or equal)



Picture for reference only

3. Siding- Fiber Cement Lap Siding with woodgrain and 30-year warranty  
Size: 8.25 inch  
Exposure: 7 inch  
Acceptable Brands- James Hardie, Allura, (or equal)
4. Trim- Fiber Cement with woodgrain and 30-year warranty  
Size: 5/4 X 3.5 inch  
Acceptable Brands- James Hardie, Allura, (or equal)

5. Columns- natural cedar log post treated with clear sealer



Picture for reference only



6. Paint- Exterior Acrylic Latex with Lifetime Limited Warranty

Color- Park Brown

Exterior Door Color- Black

Sheen- Satin

Acceptable Brands- Sherwin-Williams, PPG, (or equal)

7. Gutters- Galvalume, 6 inch seamless, Half Round, gutter mounts must attach to the fascia board

8. Gutter Guards- Aluminum, does not disturb the existing roofing material

Acceptable Brands- A-M Aluminum Gutter Guard, Leaftek Gutter Guard, (or equal)

9. Insulation- blown in fiberglass, depth to R-38 including the existing

Acceptable Brands- Owens Corning, Johns Manville, (or equal)

### **Protection:**

This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed

with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete within 15 days after project has begun, unless other agreement has been approved by Facilities Management, ETRO.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, Park Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to [Deborah.g.smith@tn.gov](mailto:Deborah.g.smith@tn.gov).

For scheduling contact:

Facilities Manager: Toney Winstead, 865-712-1513, [toney.winstead@tn.gov](mailto:toney.winstead@tn.gov)

Facilities Surveyor: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

### **Insurance Requirements:**

The successful bidder(s) shall procure and maintain for the duration of the contract, at their own cost and expense insurance against claims for injuries to persons or damages to property including contractual liability which, may arise in connection with the performance of the work performed by the contractor, his agents, representatives, employees or subcontractors under the contract.

The insurance carrier(s) must be licensed to conduct business in the State of Tennessee. The insurance will be evidenced by an original or .pdf format document certificate of insurance. The certificate shall list the Department of Environment and Conservation as the certificate holder and must list the company name and address on file with the State. Should any of the policy coverage(s) provided have a major change, expire, or be canceled before the expiration date the Contractor shall fax or email [janice.lea@tn.gov](mailto:janice.lea@tn.gov), a copy of their insurer's cancellation notice within two (2) business days of receipt. The Department of Environment and Conservation shall be held harmless for any injuries, claims, or judgments against the contractor.

Certificates for liability coverages shall name "the Department of Environment and Conservation as an additional insured". The following Insurance Coverages are required:

Workers' Compensation Insurance: a certificate shall be provided which indicates the contractor provides workers' compensation coverage in compliance with the state laws of Tennessee, and Employer's Liability with the following limits:

E.L. Each Accident	\$500,000
E.L. Disease- Each Employee	\$500,000
E.L. Disease - Policy Limit	\$500,000



Workers Compensation is required if the employer has 5 or more full or part time employees.

General Liability and Property Damage Insurance: Comprehensive General Liability Insurance, including but not limited to, bodily injury, property damage, contractual liability, products liability, with combined single limits of \$500,000 per occurrence with a minimum aggregate of \$1,000,000.

The successful bidder(s) shall provide the TDEC Procurement Office with an original certificate of insurance or .pdf format document as proof of insurance coverage, as stated above, naming the State of Tennessee, Dept. of Environment and Conservation as additional insured, within ten (10) business days after request.

Upon award, failure to maintain insurance coverage for the duration of the contract period (completion of work) may result in cancellation of the contract. In the event that the insurance policy on file in the TDEC Procurement Office expires or is canceled, the contractor will be required to cease work until proof of insurance is presented.